

Document No. 5099
ADOPTED

MEMORANDUM

SEPTEMBER 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 57 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	5	1	1	
Back Bay	2			
Beacon Hill	2			
Charlestown	1			
Chinatown				
City Proper	1			
Dorchester	6	5	3	1
East Boston	1			
Fenway				
Government Center				
Hyde Park	2	2		
Jamaica Plain	2	1		1
Kenmore	1			
Mattapan				1
North End	2			
Roslindale				
Roxbury	8			
South Boston	4			
South Cove				
South End		1		
West Roxbury	1			1
Waterfront	1			

ALLSTON-BRIGHTON

Approval Z-11949. 42R Faneuil Street, accessory garage.

NPZ/22.BMEM
092788/1

Approval	Z-11959.	150-180 Guest Street, sign.
Approval	Z-11991.	664 Washington Street, roof over entrance door.
Denial w/o Prejudice	Z-11764.	19-21 Radnor Road, erect two-family dwelling.
Denial	Z-11929.	451 Cambridge Street, two offices.
Approval	Z-11945	46-48 Claymoss Road, legalize three-family dwelling.
	Z-12212.	77 Warren Street, group residence.

BACK BAY

Approval	Z-11939.	29-31 Newbury Street, sidewalk cafe.
Approval	Z-11944.	569 Boylston Street, six-story office building.

BEACON HILL

Approval	Z-11811- 11812.	53-57 Phillips Street, 84-84 1/2 West Cedar Street, real estate offices.
Approval	Z-11977.	12 Hancock Street, lodging house to seven apartments.

CHARLESTOWN

Approval	Z-11948.	38 Auburn Street, one to two family dwelling addition.
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CITY PROPER

Approval	Z-11936.	83-95 Broad Street, take-out restaurant.
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DORCHESTER

Denial	Z-11531-32.	930-934 Dorchester Avenue, subdivide.
Denial w/o Prejudice	Z-11995- 11996.	52R-54R River Street, eight apartments.
Denial w/o Prejudice	Z-11999.	12 Landor Road, three family dwelling.
Denial	Z-11276.	852-856A Blue Hill Avenue, trailer office.
Denial	Z-11928.	10 Port Norfolk Street, two family dwelling.

Denial w/o Prejudice	Z-11937.	185 Sydney Street, two family dwelling.
Denial	Z-11942.	1334 Dorchester Avenue, addition.
Approval	Z-11950.	7 Thornley Street, one to three family dwelling.
Approval	Z-11957.	1502-1508 Dorchester Avenue, take-out restaurant.
Denial	Z-11964.	167 Centre Street, two to three family dwelling.
Approval	Z-11982.	3 Florida Street, home for aged to two family dwelling.
Approval	Z-11988.	83 Clarkson Street, three family dwelling.
Deferral	Z-11998.	26 Fabyan Street, three family dwelling to homeless shelter.
Approval	Z-12120- 12133.	66 Milton Avenue, 46 Withington Street, 28 Mora Street, three three family dwellings.
Approval	Z-12172- 12174.	222 Westville Street, 43 Bellevue Street, 9 Downer Court, three three family dwellings.

EAST BOSTON

Approval	Z-11624.	9 Whitby Street, two to three family dwelling.
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HYDE PARK

Denial	Z-11908-	20 Readville Street, storage of Contractor's Equipment.
Approval	Z-11972.	6 Eastmont Road, carport.
Denial	Z-12161- 12162.	1012 Hyde Park Avenue, sale of used cars.
Approval	Z-11963.	1892 River Street, addition.

JAMAICA PLAIN

Approval	Z-12068.	71 Mossdale Road, addition.
Deferral	Z-11997.	14 Pond Street, five to six family dwelling.
Denial	Z-11992.	19-21 Rossmore Road, car wash egress.
Approval	Z-12144.	27 Burroughs Street, addition.

KENMORE

Approval	Z-11941.	61-67 Brookline Avenue, repair garage.
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NPZ/22.BMEM
092788/3

MATTAPAN

Deferral Z-11943. 37 Wales Street, 10 apartments.

NORTH END

Approval Z-11960. 69 Salem Street, take-out restaurant.

Approval Z-11966. 6-22 Medford Street, basement parking garage.

ROXBURY

Approval Z-12149. 23 Alaska Street, one family dwelling to lodging house.

Approval Z-11919. 40 Highland Avenue, day care center.

Approval Z-11940. 1003 Massachusetts Avenue, addition.

Approval Z-11956. 551-553 Dudley Street, one to four family dwelling.

Approval Z-11961. 9 West Cottage Street, legalize four family dwelling.

Approval Z-11974. 169 Townsend Street, lodging house to three family dwelling.

Approval Z-11993. 77 Waumbek Street, boarding house for aged to three family dwelling.

Approval Z-12050-
 12066. 1-15 and 2-12 Beauford Street, 31-47 Dewey Street, 38-40 Woodcliff Street, twenty-nine apartments.

SOUTH BOSTON

Approval Z-11967. 609-611 East Broadway, legalize three apartments and store.

Approval Z-11970. 540 E Street, fish processing, warehouse, office.

Approval Z-11990. 1326 Columbia Road, sunroom addition.

Approval Z-12079. 121 F Street, legalize two family dwelling.

SOUTH END

Denial Z-12018. 48 East Springfield Street, lodging house to four apartments.

WATERFRONT

Approval Z-11916. 19 Union Wharf, one-family dwelling.

WEST ROXBURY

Approval Z-12021. 790 VFW Parkway, extend enclosed porch.

Deferral Z-12101-12103 55-57 Mt. Vernon Street, subdivide; 1 family dwelling and two car garage.

BOARD OF APPEAL REFERRALS

SEPTEMBER 29, 1988

Hearing

- | | | | |
|-----|----------------------------|----------|---|
| 1. | Z-11276 | 10/8/88 | Pascual Casiano
852-856A Blue Hill Avenue, Dorchester |
| 2. | Z-11531-11532 | 10/11/88 | John T. Vaughan
930-934 Dorchester Avenue, Dorchester |
| 3. | Z-11624 | 10/18/88 | Phillip & Grace Polcaro
9 Whitby Street, East Boston |
| 4. | Z-11764 | 10/18/88 | Sonja Hayward
19-21 Radnor Street, Brighton |
| *5. | Z-11767
<u>DEFERRED</u> | 10/18/88 | Emmanuel College (Owner)
Children's Medical Center (Trustees)
Beth Israel Hospital
45 Avenue Louis Pasteur, Boston |
| 6. | Z-11811-11812 | 10/18/88 | Douglas J. Friend
53-55-57 Phillips Street &
84-84½ West Cedar Street, Boston |
| *7. | Z-11842
<u>DEFERRED</u> | 10/18/88 | Commercial-Clark Realty Trust
280-282 Commercial Street, Boston |
| 8. | Z-11908-11909 | 10/18/88 | Dom Giannangelo
20 Readville Street, Hyde Park |
| 9. | Z-11916 | 10/11/88 | Lowell L. Richards
19 Union Wharf, Boston |
| 10. | Z-11919 | 10/11/88 | Joe & Angela Cook
40 Highland Avenue, Roxbury |
| 11. | Z-11928 | 10/11/88 | Thomas Hamilton
10 Port Norfolk Street, Dorchester |
| 12. | Z-11929 | 10/11/88 | Mark J. Lee
451 Cambridge Street, Allston |
| 13. | Z-11936 | 10/11/88 | Batterymarch Associates
83-95 Broad Street, Boston |
| 14. | Z-11937 | 10/11/88 | Simone Mourad
185 Sydney Street, Dorchester |
| 15. | Z-11939 | 10/11/88 | 29-31 Newbury Street Trust
29-31 Newbury Street, Boston |
| 16. | Z-11940 | 10/18/88 | Yong Sun Doucette
1003 Massachusetts Avenue, Boston |

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

SEPTEMBER 29, 1988

Hearing

17.	Z-11941	10/11/88	George Demeter 61-67 Brookline Avenue, Boston
18.	Z-11942	10/18/88	Ellsworth Supply Company, Inc. 1334 Dorchester Avenue, Dorchester
19.	Z-11943	10/11/88	Robert Raimondi 37 Wales Street, Mattapan
20.	Z-11944	10/18/88	Maynard Winston 569 Boylston Street, Boston
21.	Z-11945	10/11/88	Joe Cilberti 46-48 Claymass Road, Brighton
*22.	Z-11948	10/11/88	George Heathcote 38 Auburn Street, Charlestown
23.	Z-11949	10/11/88	John E. Morrissey 42R Faneuil Street, Brighton
24.	Z-11950	10/11/88	Jane and Stanley Benduzek 7 Thornley Street, Dorchester
25.	Z-11956	10/18/88	Albert Passaretti 551-553 Dudley Street, Roxbury
26.	Z-11957	10/11/88	Robert Sherman 1502-1508 Dorchester Avenue, Dorchester
27.	Z-11959	10/25/88	Mass. Electric Construction Co. 150-180 Guest Street, Brighton
28.	Z-11960	10/18/88	Accursia L. Sutera 69 Salem Street, Boston
29.	Z-11961	10/18/88	Joe Correta 9 West Cottage Street, Roxbury
*30.	Z-11963	10/18/88	Anthony & Carol Caruso 1892 River Street, Hyde Park
31.	Z-11964	10/18/88	James & Dorothy Sullivan 167 Centre Street, Dorchester
32.	Z-11966	10/18/88	North Washington Square Associates Limited Partnership 6-22 Medford Street, Boston
33.	Z-11967	10/18/88	611 East Broadway Realty 609-611 East Broadway, South Boston

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34.	Z-11970	10/18/88	P & P Realty Company 540 E Street, South Boston
35.	Z-11972	10/18/88	Lonnie Searcy 6 Eastmont Road, Hyde Park
36.	Z-11974	10/18/88	Sheiry Smith 169 Townsend Street, Roxbury
37.	Z-11977	10/25/88	Christopher Lee 12 Hancock Street, Boston
38.	Z-11982	10/25/88	Patricia Sutherland 3 Florida Street, Dorchester
39.	Z-11988	10/25/88	Juris Sietins 83 Clarkson Street, Dorchester
40.	Z-11990	10/25/88	Anthony F. Cassis 1326 Columbia Road, South Boston
41.	Z-11991	10/25/88	Carlo Tramontozzi 664 Washington Street, Brighton
42.	Z-11992	10/25/88	Peter Janis 19-21 Rossmore Road Jamaica Plain
43.	Z-11993	10/25/88	Barbara L. Couzens 77 Waumbeck Street, Roxbury
44.	Z-11995-11996	10/25/88	James Langley 52R & 54R River Street, Dorchester
45.	Z-11997	10/25/88	Longtime Realty Trust 14 Pond Street, Jamaica Plain
46.	Z-11998	10/25/88	Leory Shillingford 26 Fabyan Street, Dorchester
47.	Z-11999	10/18/88	John Spencer Jones 12 Landor Road, Dorchester
48.	Z-12018	10/11/88	William R. Kelley, Jr. 48 East Springfield Street, Boston
49.	Z-12021	10/18/88	William O'Keefe 790 V.F.W. Parkway, West Roxbury
50.	Z-12068	10/25/88	Kevin Fitzgerald 71 Mossdale Road, Jamaica Plain

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BOARD OF APPEAL REFERRALS

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Hearing

51.	Z-12079	10/25/88	George W. Wuschke 121 F Street, South Boston
52.	Z-12101-12103	10/25/88	James McKernan 55,55R,57 Mt. Vernon Street, West Roxbury
53.	Z-12120-12122	10/11/88	City of Boston 66 Milton Avenue, 46 Withington Street & 28 Mora Street, Dorchester
54.	Z-12144	10/4/88	Volunteers of America 27 Burroughs Street, Jamaica Plain
*55.	Z-12149	10/11/88	Mary Katherine Woerner 23 Alaska Street, Roxbury
*56.	Z-12161-12162	10/18/88	Raymond J. Keaveney 1012 Hyde Park Avenue, Hyde Park
57.	Z-12172-12174	10/25/88	City of Boston 222 Westville Street, Dorchester
58.	Z-12212	1/10/89	Allston-Brighton Aid & Health Group, Inc. 77 Warren Street, Brighton
59.	Z-12050-12066	10/18/88	Public Facilities Department 1-15 & 2-12 Beauford Street, 31-47 Dewey Street 38-40 Woodcliff Street, Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

Hearing: 10/18/88 Z-11276
Pascual Casiano
852-856A Blue Hill Avenue
Dorchester

Site: Used car lot

District(s): Local business (L-1)

Purpose: Legalize existing trailer office.

Violation(s): Outdoor sale of used cars is forbidden use.

Off-street parking not allowed within front and side yards.

Insufficient rear yard.

VOTED: In reference to petition Z-11276, Pascual Casiano, 852-856A Blue Hill Avenue, Dorchester, for forbidden use and two variances to legalize trailer office in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The request creates a problem for a building directly to the rear of this lot, 852R Blue Hill Avenue, which has been used for the repair of cars and the indoor sales of used cars. The Board of Appeal granted relief for 852R Blue Hill Avenue on August 26, 1986, to allow for the sales of used automobiles for a period of two years. Granting additional relief to allow separate used car dealers to operate from the same location is not to the benefit of the surrounding area. The property is located one block from the intersection of Blue Hill Avenue and Talbot Avenue. The zoning in this area allows for local business uses and this location would better serve the community with a much needed service oriented business.



Z-11276 852-852A BLUE HILL AVE., DORCHESTER

9/29/88

Hearing: 10/11/88 Z-11531-11532
John T. Vaughan
930-934 Dorchester Avenue
Dorchester

Site: Three- and two-story structures

District(s): Local business (L-1) and Apartment (H-1)

Purpose: Subdivide.

Violation(s): Insufficient lot area and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11531-11532, John T. Vaughan, 930-934 Dorchester Avenue, Dorchester, for four variances to subdivide in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. Proposal involves the transfer of an irregular L-shaped parcel (670 square feet) of land from 930-932 Dorchester Avenue to the side and rear of the lot at 934 Dorchester Avenue. This transfer would create an irregular lot affecting both the access and the use of the rear of the lot at 930-932 Dorchester Avenue. This section of Dorchester Avenue is a mixed use area containing local businesses and low-scale residential structures. The transfer of land serves no useful purpose to the area and may inhibit structural improvements to the building at 930-932 Dorchester Avenue.



Z-11531 11532 930-034 DORCHESTER AVE. DORCHESTER

Hearing: 10/18/88

Z-11624
Grace Polcaro
9 Whitby Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11624, Grace Polcaro, 9 Whitby Street, East Boston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1981.



Z-11624 9 WHITBY ST., EAST BOSTON

Hearing: 10/18/88 Z-11764
Sonja Hayward
19-21 Radnor Road
Brighton

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front yard
nor within five feet of side lot line.

Insufficient lot area, front, side, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11764, Sonja Hayward, 19-21 Radnor Road, Brighton, for seven variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is to erect a three-story duplex on a lot consisting of 5,138 square feet. The proposal, as it is currently presented, is excessive and raises many concerns. Floor area, side yard, and building height violations could all be avoided through down-scaling of proposed project. Since lot consists largely of a steep slope (approximately 50 percent), there will be much excavation and possibly blasting, which could have serious implications to the foundations of the surrounding homes. Appellant should research this danger and present findings to ISD and the abutters. In addition, the front yard setback of proposed project is much closer to the street than most structures on Radnor Road. Finally, parking placement is directly in front of apartment structure triggering a front yard violation which could be avoided. An architectural design more compatible to the surroundings needs to be developed. The appellant has not met with the community. The local citizen's group, the BAIA, is opposed to this project because of density, parking, and volume of traffic on this street.



Z-11764 19-21 RADNOR ST., BRIGHTON

Hearing: 10/18/88 Z-11811-11812
Douglas J. Friend
53-55-57 Philips Street &
84-84½ West Cedar Street, Boston

Site: Five- and four-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize occupancy as nine apartments and office;
change occupancy from seven apartments and store
to seven apartments and office.

Violation(s): Dwelling converted for more families is forbidden
use.

Change in nonconforming use.

Insufficient open space.

VOTED: In reference to petitions Z-11811-11812, Douglas
J. Friend, 53-55-57 Philips Street & 84-84½ West
Cedar Street, Boston, for forbidden use, change
in nonconforming use, and variance to legalize
occupancy for nine apartments and office and change
occupancy from seven apartments and store to seven
apartments and office in an apartment (H-2-65)
district, the Boston Redevelopment Authority
recommends approval. No record of legal occupancy,
however nine apartments apparently existing many
years. Real estate offices compatible with
neighborhood.



Z-11811 53-57 PHILLIPS ST.
& 84-84 1/2 WEST CEDAR ST., BOSTON

Hearing: 10/18/88 Z-11908-11909
Dom Giannangelo Contractors, Inc.
20 Readville Street
Hyde Park

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from plumbing shop to storage
of contractor's equipment and outdoor storage of
same.

Violation(s): Storage and outdoor storage of contractor's equipment
are forbidden uses.

VOTED: In reference to petitions Z-11908-11909, Dom
Giannangelo Contractors, Inc., 20 Readville Street,
Hyde Park, for two forbidden uses for change of
occupancy from plumbing shop to storage of
contractor's equipment and outdoor storage of same
in a general business (B-1) district, the Boston
Redevelopment Authority recommends denial. Site
is in the midst of two-, three-, and four-family
residences. Use is inappropriate and would disrupt
this residential area.



Z-11908-11909 20 READVILLE ST., HYDE PARK

Hearing: 10/11/88 Z-11916
Lowell L. Richards, III
19 Union Wharf
Boston

Site: 3½-Story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-11916, Lowell L. Richards, III, 19 Union Wharf, Boston, for forbidden use for change of occupancy from one- to two-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval only with proviso that legal occupancy remain a one-family dwelling. It is proposed to seal the stairway at #19 so that the third floor of the unit cannot be reached from the second floor, permitting rental of the first two floors; the third floor would continue to be accessed from the third floor of #18. The number of units, two, will remain the same as before, each will be entered through the same doors as before, and the total floor area in the two units will also remain the same. Essentially then, this is not a change of occupancy.



Z-11916-19 UNION WHARF, BOSTON

Hearing: 10/11/88 Z-11919
Joe & Angela P. Cook
40 Highland Avenue
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to one-family dwelling, day care center, and after school program for 60 children.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11919, Joe & Angela P. Cook, 40 Highland Avenue, Roxbury, for change of occupancy from two-family dwelling to one-family dwelling, day care center, and after school programs for 60 children in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located within the Highland Park subdistrict of the Roxbury Interim Planning Overlay District. The day care facility will add to the existing Paige Academy programs serving the surrounding community. The school and the day care facility uses are compatible with the low-scale residential character of the neighborhood and will provide a much needed service to area residents.



Z-11919 40 HIGHLAND AVE., ROXBURY

Hearing: 10/11/88 Z-11928
Thomas Hamilton
10 Port Norfolk Street
Dorchester

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, front, and side yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-11928, Thomas Hamilton, 10 Fort Norfolk Street, Dorchester, for five variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Structure is proposed to be constructed on a lot containing approximately 2,100 square feet which is significantly smaller than existing residential sites in the neighborhood. Lot is similar in size to an adjacent vacant property which combined may be suitable for residential development. Siting and density are appropriate.



Z-11928 10 PORT NORFOLK ST., DORCHESTER

Hearing: 10/11/88 Z-11929
Mark T. Lee
451 Cambridge Street
Allston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three-family dwelling and office to three-family dwelling and two offices.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11929, Mark T. Lee, 451 Cambridge Street, Allston, for variance for change of occupancy from three-family dwelling and office to three-family dwelling and two offices in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Lot area is 3,225 square feet. Proposed project provides no off-street parking. Structure was built as a three-family residential use and was not constructed to house commercial uses. Another office would exacerbate this conflict as well as add to the traffic and congestion of the area. Existing office already causes parking and access problems. Site is located within North Allston subarea.



Hearing: 10/11/88 Z-11936
Batterymarch Associates
83-95 Broad Street
Boston

Site: 14-Story structure

District(s): General business (B-10)

Purpose: Change occupancy from offices, bank, stores, and restaurant to offices, bank, stores, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11936, Batterymarch Associates, 83-95 Broad Street, Boston, for conditional use for change of occupancy from offices, bank, stores, and restaurant to offices, bank, stores, and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that the proponent maintain a sidewalk free of restaurant refuse; that deliveries not take place between the hours of 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:00 p.m.; that no more than two deliveries per day be made; and that the In Town Deli logo be on all disposable paper products. The proposal is located in a medium growth subdistrict (Subdistrict M) of the Downtown IPOD. The proposed project replaces a vacant space which housed a similar take-out restaurant prior to being vacant. With continued design review, it is believed that the design of the In Town Deli will not adversely impact the existing character of the area. The proposed location for this use is in the Batterymarch Building with a historical rating of 2 by the Boston Landmarks Commission. The Commission is not in opposition as there will be no exterior alterations to the structure. The Boston Transportation Department is not in opposition to this petition.



Z-11936 83-95 BROAD ST., BOSTON

Hearing: 10/11/88 Z-11937
Simone Mourad
185 Sydney Street
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front yard
nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space,
front, rear yards, and off-street parking design.

VOTED: In reference to petition Z-11937, Simone Mourad,
185 Sydney Street, Dorchester, for nine variances
to erect two-family dwelling in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Appellant
should meet with the Authority to discuss following
concerns with respect to proposed development;
siting of structure, density, appropriate design
schemes reflective of surrounding residential
properties.



THADDEUS
KOSCIUSZKO
CIRCLE

OLD COLONY
DIVISION
M.D.C.
POLICE

PARKING

PARKING

PARKING

Z-11937 185 SYDNEY ST.,
DORCHESTER

Hearing: 10/11/88 Z-11939
29-31 Newbury Street, Inc.
George Lewis, Jr.
29-31 Newbury Street
Boston

Site: Four-story structure

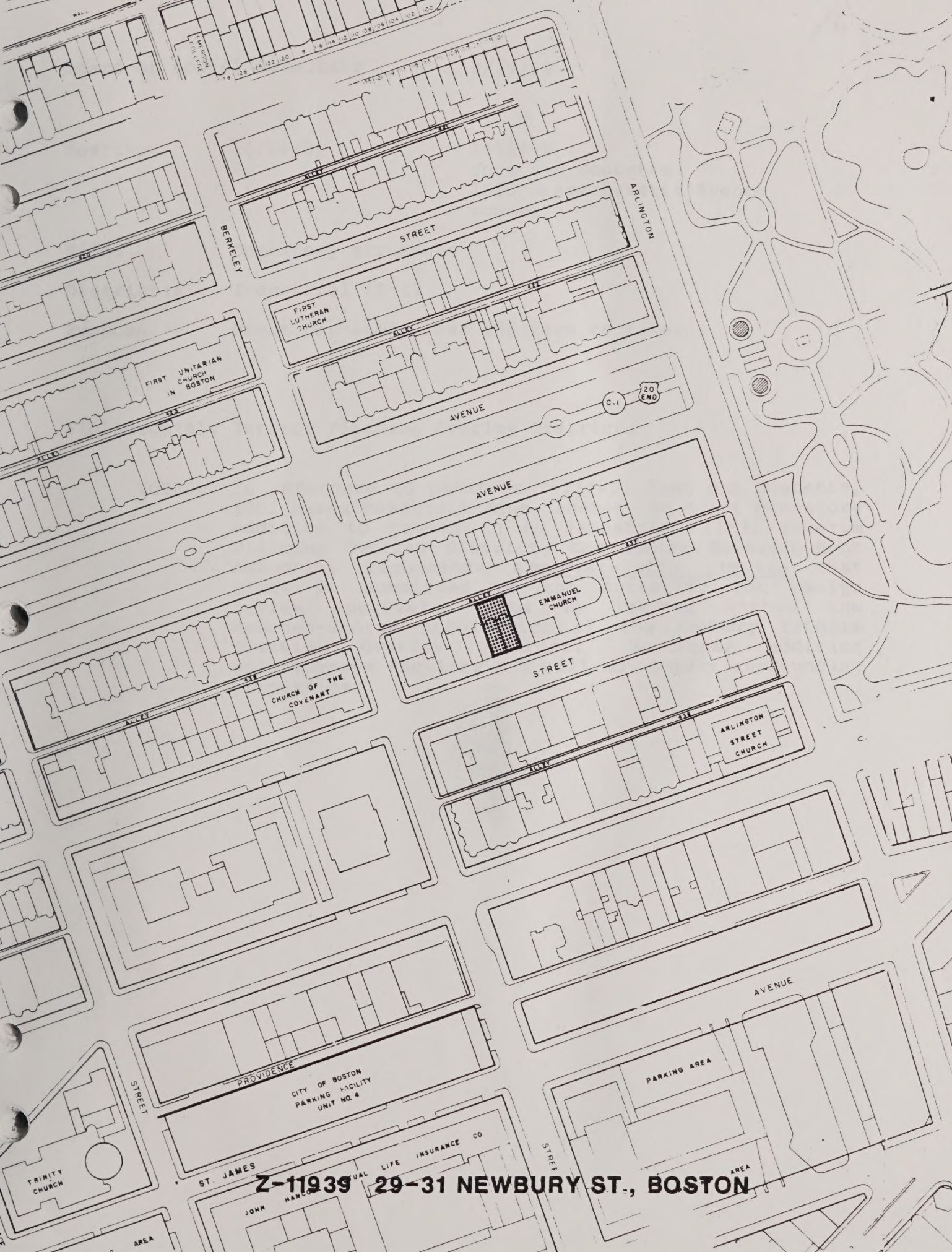
District(s): General business (B-3-65)

Purpose: Sidewalk cafe for 36 persons.

Violation(s): Extension of nonconforming use.

Insufficient front yard.

VOTED: In reference to petition Z-11939, 29-31 Newbury Street, Inc., George Lewis, Jr., 29-31 Newbury Street, Boston, for extension of nonconforming use and variance for sidewalk cafe for 36 persons in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval for seats only, with proviso for design review and with the provisos adopted by the Licensing Board. The appellant desires to change the Certificate of Occupancy from 20 seats to 36 seats for the outdoor cafe. The increase in the seating capacity of the cafe is reasonable use of the space and is in keeping with the other capacities of neighboring outdoor cafes. The Licensing Board has approved the 36-chair seating plan as an allowed occupant load with the following conditions: capacity of outdoor dafé limited to 36, dumpster is covered and locked at all times, no washing out of grease or foodstuffs in the alley, and trash which does not fit in the dumpster will be kept inside. The Neighborhood Association of the Back Bay and the Back Bay Association are not in opposition of the proposal.



Z-11939 29-31 NEWBURY ST., BOSTON

Hearing: 10/18/88 Z-11940
Yong Sun Doucette
1003 Massachusetts Avenue
Boston

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Erect one-story rear addition to tavern.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11940, Yong Sun Doucette, 1003 Massachusetts Avenue, Boston, to erect one-story addition to tavern in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Site is located within the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District. Restrooms addition will improve facility and will not impact surrounding properties.



Z-11940 1003 MASSACHUSETTS AVE., ROXBURY

Hearing: 10/11/88 Z-11941
George Demeter
61-67 Brookline Avenue
Boston

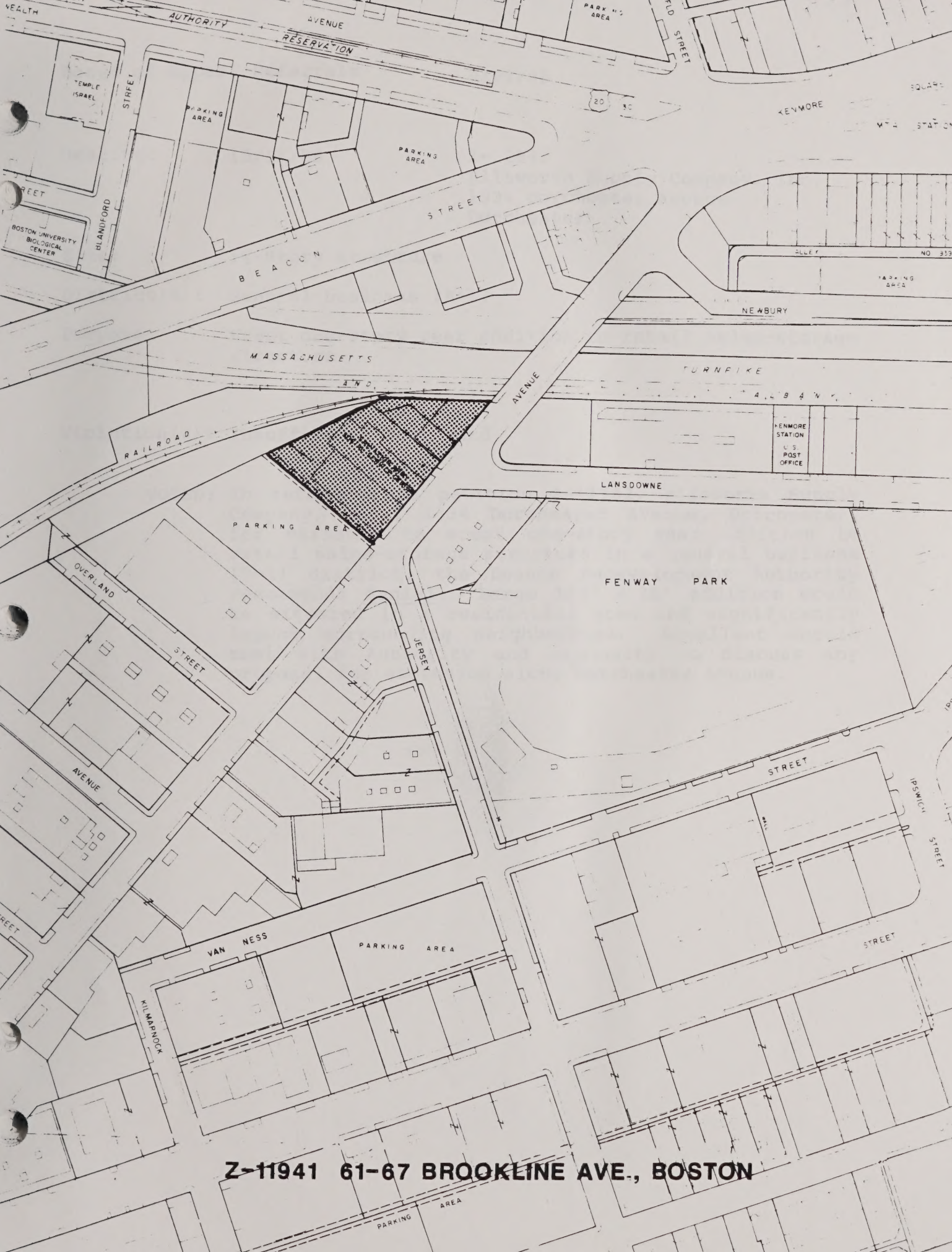
Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from 70 apartments, retail, bank vault, archives, and garage to 70 apartments, retail, bank vault, archives, and six-car repair garage.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-11941, George Demeter, 61-67 Brookline Avenue, Boston, for conditional use for change of occupancy from 70 apartments, retail, bank vault, archives, and garage to 70 apartments, retail, bank vault, archives, and six-car repair garage in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use be limited to repair garage and exclusive of service station and car wash uses; that repairs be carried on inside of building; that repair shop be sound-insulated to confine all noise to the lot and tht all flashing, fumes, gases, smoke and vapor are affectively confined to the lot; that there be no exterior storage of any type of vehicle.



Z-11941 61-67 BROOKLINE AVE., BOSTON

Board of Appeal Referrals

9/29/88

Hearing: 10/18/88

Z-11942

Ellsworth Supply Company, Inc.
1334 Dorchester Avenue
Dorchester

Site: 1½-Story structure

District(s): General business (B-1)

Purpose: Erect one-story rear addition to retail sales-storage structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11942, Ellsworth Supply Company, Inc., 1334 Dorchester Avenue, Dorchester, for variance to erect one-story rear addition to retail sales-storage structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Large 147' x 26' addition would be situated in a residential zone and significantly impact surrounding neighborhood. Appellant should meet with Authority and community to discuss any proposal for expansion along Dorchester Avenue.



2-11942 1334 DORCHESTER AVE., DORCHESTER

Hearing: 10/11/88 Z-11943
Robert Raimondi
37 Wales Street
Mattapan

Site: 10,000 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect 2½-story 10-unit apartment structure.

Violation(s): Off-street parking not allowed within front yard
nor within five feet of side lot line.

Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-11943, Robert Raimondi, 37 Wales Street, Mattapan, for four variances to erect 2½-story 10-unit apartment structure in an apartment (H-21) district, the Boston Redevelopment Authority recommends deferral until a constructive dialogue can be established between the community and the appellant. Lot area is 10,000 square feet. Provides ten off-street parking spaces. Units are appropriately-sized and design is compatible with the surroundings. Area contains large apartment buildings and proposed project would not be obtrusive or out of character with surrounding density. Parking in the front or side yard is avoidable and a better design solution should be sought. Though the project is essentially acceptable, there has been no community input. Since ten units could alter the character and functioning of this street, the community should have an opportunity to review the project.



Z-11943 37 WALES ST, MATTAPAN

Hearing: 10/11/88 Z-11944
Maynard Winston
569 Boylston Street
Boston

Site: Three-story structure

District(s): General business (B-6-90A)

Purpose: Erect six-story office building.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11944, Maynard Winston, 569 Boylston Street, Boston, for two variances to erect six-story office, retail building in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: that continued design review by the BRA; submission and approval of streetscape plans consistent with the Boylston Street guidelines being prepared by the Department of Public Works; and a Final Certificate of Appropriateness from the Back Bay Architectural Commission. If granted, the variance will allow the partial demolition of the existing three-story building and the construction of a new six-story building on the footprint of the existing structure. The face of the building conforms to the alignment of facades along this block and maintains the streetwall. However, the Boston Zoning Code establishes front and rear yard measurements from the lot line, which is not defined, and which, in this case, extend into the front sidewalk and rear alley. Therefore, although the proposed project substantially complies with the Code, there is a technical problem requiring a variance. The parcel contains approximately 2,464 square feet and is located on the northern side of Boylston Street between Dartmouth and Clarendon Streets in the Back Bay. The proposal includes approximately 12,300 square feet of office space and 2,500 square feet of ground floor retail space. The building is clad primarily in brick and is 65 feet in height. It is compatible with other buildings on the street and in the Back Bay. Final approval of the project will be contingent upon further design review and a Certificate of Appropriateness from the BBAC. The Neighborhood Association of Back Bay (NABB) has reviewed the project and is not in opposition.

Hearing: 10/11/88 Z-11945
Joseph A. Cilberti
46-48 Claymore Road
Brighton

Site: 3½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11945, Joseph A. Cilberti, 46-48 Claymore Road, Brighton, for forbidden use and two variances to legalize occupancy for three-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that appellant provide three off-street parking spaces. Site is located within the Oak Square-Washington Heights subarea. Ample lot of 17,455 square feet can accommodate off-street parking. No record of legal occupancy, however three-family dwelling existing for many years.



Z-11945 46-48 CLAYMOSS RD., BRIGHTON

Hearing: 10/11/88

Z-11948
George Heathcote
38 Auburn Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling;
erect three-story side addition.

Violation(s): Insufficient lot area, open space, and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-11948, George Heathcote, 38 Auburn Street, Charlestown, for four variances for change of occupancy from one- to two-family dwelling and erect side addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Occupancy is consistent with two- and three-family residential area. The 17' x 9' addition footprint is the same as a former shed; the addition will leave appropriate space and air between the abutting residential structures, and will not affect their sunlight, as they are located west of the addition. The addition will allow safer and more attractive access and egress to the structure, will not be detrimental to the neighborhood, and is supported by the direct abutters.



Z-11948 38 AUBURN ST., CHARLESTOWN

Hearing: 10/11/88 Z-11949
John E. Morrissey
42R Faneuil Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect accessory two-car garage.

Violation(s): Accessory structure less than four feet from side lot line.

VOTED: In reference to petition Z-11949, John E. Morrissey, 42R Faneuil Street, Brighton, for variance to erect two-car accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure is unobtrusive and will remove cars from street where parking is scarce.



Z-11949 42R FANEUIL ST., BRIGHTON

Hearing: 10/11/88 Z-11950
Jane H. Benduzek
7 Thornley Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11950, Jane H. Benduzek, 7 Thornley Street, Dorchester, for variance for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for over fifty years. No proposed change to structure.



Z-11950 7 THORNLEY ST., DORCHESTER

Hearing: 10/18/88 Z-11956
Albert Passaretti
551-553 Dudley Street
Roxbury

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling and dry cleaning to four-family dwelling and dry cleaning.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area, open space, and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11956, Albert Passaretti, 551-553 Dudley Street, Roxbury, for conditional use and three variances for change of occupancy from one-family dwelling and dry cleaning to four-family dwelling and dry cleaning in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Property is located within the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. Existing condition approximately thirteen years.



Z-11956 551-553 DUDLEY ST., ROXBURY

Board of Appeal Referrals

9/29/88

Hearing: 10/11/88 Z-11957
Robert Sherman
1502-1508 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from store and restaurant to same
and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11957, Robert Sherman,
1502-1508 Dorchester Avenue, Dorchester, for
conditional use for change of occupancy from store
and restaurant to same and take-out restaurant
in a general business (B-1) district, the Boston
Redevelopment Authority recommends approval.
Existing condition for approximately twenty years.



Z-11957 1502-1508 DORCHESTER AVE. DORCHESTER

Hearing: 10/25/88 Z-11959
Massachusetts Electric Construction Co.
150-180 Guest Street
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect freestanding sign.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11959, Massachusetts Electric Construction Co., 150-180 Guest Street, Brighton, to erect sign in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Identifying sign would be placed at corner of lot facing the railroad right of way. Site is located within the North Allston subarea of the Interim Planning Overlay District.



2-11959 150-180 GUEST ST., BRIGHTON

Hearing: 10/18/88 Z-11960
Accursia L. Sutera
69 Salem Street
Boston

Site: Four-story structure

District(s): General business (B-2-55)

Purpose: Change occupancy from three-family dwelling and
store to three-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
Barrier free access.

VOTED: In reference to petition Z-11960, Accursia L. Sutera, 69 Salem Street, Boston, for conditional use and variance for change of occupancy from three-family dwelling and store to three-family dwelling and take-out restaurant in a general business (B-2-55) district, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation be between 7:00 a.m. to 11:00 p.m.; that seating capacity not exceed accommodations for 40 persons; that there be monthly extermination; that plans with particular respect to facade changes be submitted to the Authority for design review approval. North End-Waterfront Neighborhood Council supports proposal with above provisos.



Z-11960 69 SALEM ST., BOSTON

Hearing: 10/18/88 Z-11961
Joe Correia
9 West Cottage Street
Roxbury

Site: Three-family dwelling.

District(s): Apartment (H-4)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11961, Joe Correia, 9 West Cottage Street, Roxbury, for three variances to legalize occupancy as four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located within the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. Existing condition for over twenty years without impact.



Z-11961 9 WEST COTTAGE ST, ROXBURY

Hearing: 10/18/88 Z-11963
Anthony Caruso
1892 River Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11963, Anthony Caruso, 1892 River Street, Hyde Park, for variance to erect two-story rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition is compatible with existing structure and residential properties in the area and is not visible from the street.



Z-11963 1892 RIVER ST., HYDE PARK

Hearing: 10/18/88 Z-11964
James A. & Dorothy Sullivan
167 Centre Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11964, James A. & Dorothy Sullivan, 167 Centre Street, Dorchester, for forbidden use and two variances for change of occupancy from two-family to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Attic space is inappropriate for residential apartment unit.



2-11964 167 CENTRE ST., DORCHESTER

Board of Appeal Referrals

9/29/88

Hearing: 10/18/88 Z-11966
North Washington Square Associates
Limited Partnership
6-22 Medford Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from offices and retail to same
and basement parking garage for 9 cars.

Violation(s): Accessory parking is conditional use.

VOTED: In reference to petition Z-11966, North Washington Square Associates Limited Partnership, 6-22 Medford Street, Boston, for conditional use for change of occupancy from offices and retail to same and basement parking garage for nine cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Proposal does not adversely impact either the existing urban fabric nor vehicular circulation.



Z-11966 6-22 MEDFORD ST. BOSTON

Hearing: 10/18/88 Z-11967
Thomas DeRosa
609-611 East Broadway
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as three apartments and store.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11967, Thomas DeRosa, 609-611 East Broadway, South Boston, for two variances to legalize occupancy for three apartments and store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Apartments have been occupied approximately 30 years. Mixed residential-retail area.



Z-11967 609-611 EAST BROADWAY ST., SOUTH BOSTON

Hearing: 10/18/88 Z-11970
P & P Realty Company
William T. Vrettas, Vice President
540 E Street
South Boston

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from storage to fish processing,
office, and warehouse.

Violation(s): Fish processing is conditional use.

VOTED: In reference to petition Z-11970, P & P Realty Company, William T. Vrettas, Vice President, 540 E Street, South Boston, for conditional use for change of occupancy from storage to fish processing, office, and warehouse in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Existing condition. Formerly site of Pappas International Foods. Pier 12 has operated at premises approximately three years and Rite Foods since July, 1987.



Z-11970 540 E STR. SOUTH BOSTON

Hearing: 10/18/88

Z-11972
Lonnie Searcy
6 Eastmont Road
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect carport for one-family dwelling.

Violation(s): Insufficient rear yard.

Accessory buildings.

VOTED: In reference to petition Z-11972, Lonnie Searcy, 6 Eastmont Road, Hyde Park, for two variances to erect carport for one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will aid handicapped person.



Z-11972 6 EASTMONT HYDE PARK

9/29/88

Hearing: 10/18/88 Z-11974
Sheiry Smith
169 Townsend Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to three-family dwelling.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11974, Sheiry Smith, 169 Townsend Street, Roxbury, for change of occupancy from lodging house to three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located within the Washington Park North subdistrict of the Roxbury Interim Planning Overlay District. Vacant structure would be restored to a viable occupancy compatible with residential neighborhood.



Z-11974 169 TOWNSEND ST., ROXBURY

Hearing: 10/25/88 Z-11977
Christopher Lee
12 Hancock Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from lodging house to seven apartments;
rebuild existing rear ell.

Violation(s): Lodging house is conditional use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11977, Christopher Lee, 12 Hancock Street, Boston, for conditional use and three variances for change of occupancy from lodging house to seven apartments and rebuild existing rear ell in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement living space comply with Inspectional Services Department guidelines; that exterior changes to rear not under jurisdiction of Beacon Hill Architectural Commission be subject to Authority design review approval. Beacon Hill Civic Association has no opposition.



Z-11977 12 HANCOCK ST., BOSTON

0 200 400 FT.

Hearing: 10/25/88 Z-11982
Patricia Sutherland
3 Florida Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from home for aged to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11982, Patricia Sutherland, 3 Florida Street, Dorchester, for variance for change of occupancy from home for aged to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1955.



Z-11982 3 FLORIDA ST, DORCHESTER

Hearing: 10/25/88 Z-11988
Juris Sietins
83 Clarkson Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family modular dwelling.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-11988, Juris Sietins, 83 Clarkson Street, Dorchester, for three variances to erect three-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following provisos: that structure reflect architectural compatibility with surrounding residential neighborhood; that plans with particular respect to siting and scale be submitted to the Authority for design review approval.



Z-11988 83 CLARKSON ST., DORCHESTER

Hearing: 10/25/88 Z-11990
Anthony F. Cassis
1326 Columbia Road
South Boston

Site: Three-story structure

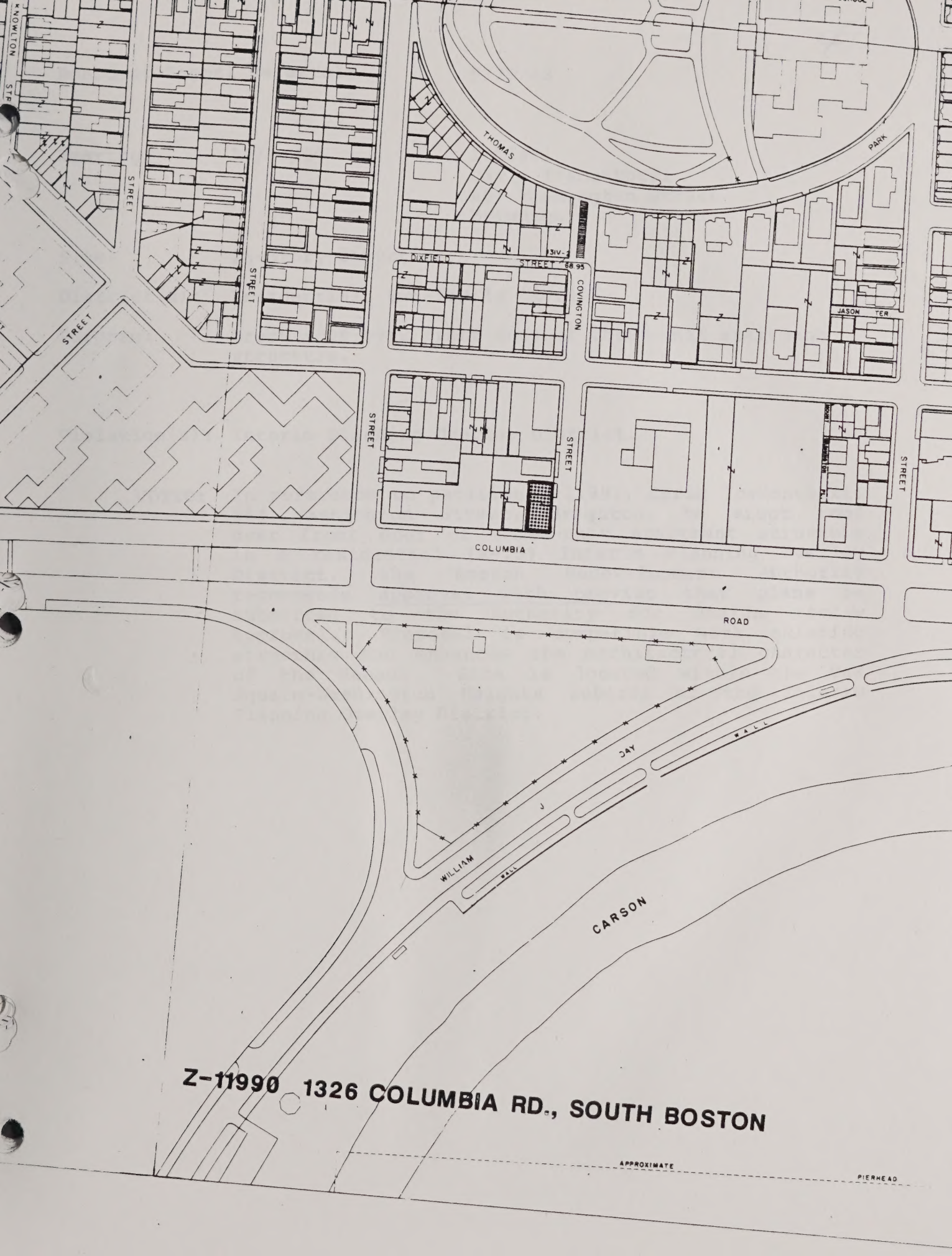
District(s): Apartment (H-1-50)

Purpose: Erect sunroom addition to rear of four-unit apartment structure.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-11990, Anthony F. Cassis, 1326 Columbia Road, South Boston, for two variances to erect sunroom addition to rear of four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition. Sunroom constructed on garage roof has not increased yard deficiency. Floor area increased minimally.

Z-11990 1326 COLUMBIA RD., SOUTH BOSTON



Z-11990 1326 COLUMBIA RD., SOUTH BOSTON

APPROXIMATE

PIERHEAD

Hearing: 10/25/88 Z-11991
Carlo Tramontozzi
664 Washington Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect roof over front door of three-unit apartment structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11991, Carlo Tramontozzi, 664 Washington Street, Brighton, to erect roof over front door of three-unit apartment structure in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with existing structure and enhances the architectural character of the facade. Site is located within the Oak Square-Washington Heights subarea of the Interim Planning Overlay District.



Z-11991 664 WASHINGTON ST, BRIGHTON

Hearing: 10/25/88 Z-11992
Peter Janis
19-21 Rossmore Road
Jamaica Plain

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Use premises for ancillary egress from car wash.

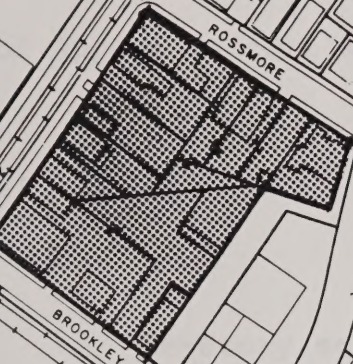
Violation(s): Ancillary use is conditional.

VOTED: In reference to petition Z-11992, Peter Janis, 19-21 Rossmore Road, Jamaica Plain, for use of premises for ancillary egress from car wash in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. This is the site of an existing five bay car wash which has no legal occupancy. The application is for ancillary use to an illegal use. Permitting the ancillary use would condone the illegal use. This would undermine the effectiveness of the variance and local citizen review process. The appellant had not met with the neighborhood. There have been complaints about this establishment concerning excessive noise, traffic, and trash. This variance request represents an excellent opportunity for constructive dialogue between the appellant and the neighborhood. The BRA recommends deferral until such time that there is a meeting to discuss the above stated neighborhood concerns. The Jamaica Plain Neighborhood Council recommends denial.



NEW ENGLAND
SINAI
HOSPITAL

TRANSIT
AUTHORITY



ARBORWAY
TERMINAL
M. T. A.
OFFICE BUILDING

CITY OF
P.W.D.
BOSTON
GARAGE

Z-11992 19-21 ROSSMORE RD., JAMAICA PLAIN

COVENANT
CONGREGATIONAL
CHURCH

JAMES B. SHEA

PARK
FRANKLIN

Hearing: 10/25/88

Z-11993
Barbara L. Couzens
77 Waumbeck Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling and boarding house for aged to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11993, Barbara L. Couzens, 77 Waumbeck Street, Roxbury, for variance for change of occupancy from one-family dwelling and boarding house for aged to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Site is located within the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District. Three-family occupancy existing at time of purchase in 1957.



Z-11993 77 WAUMBECK ST., ROXBURY

Hearing: 10/25/88 Z-11995-11996
James Langley
52R & 54R River Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect eight-unit apartment structure.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, frontage, open space, front,
and rear yards.

VCTED: In reference to petitions Z-11995-11996, James Langley, 52R & 54R River Street, Dorchester, for forbidden use and eight variances to subdivide and erect eight-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The appeal is for the subdivision of an approximately 25,960 square foot lot into a 20,720 square foot lot and a 5,140 square foot lot and to construct an eight-unit residential structure. The existing lot contains a single-family house set back approximately 150 feet from River Street behind two dwellings which have direct street frontage. The existing dwelling does not have direct street frontage to River Street and must maintain a driveway between 50 and 58 River Street. The proposal is to widen the existing driveway and to construct a large frame structure adjacent to the access road for the Baker Chocolate Project and next to an electric substation located to the rear of the existing single-family house. Concerns are the size of the structure, its location, the number of units, and the location of the parking. Appellant should meet with the Authority and the Lower Mills Civic Association to discuss appropriate development of this site.

Hearing: 10/25/88 Z-11997
Longtime Realty Trust
Jonathan Levin, Trustee
14 Pond Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from five- to six-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11997, Longtime Realty Trust, Jonathan Levin, Trustee, 14 Pond Street, Jamaica Plain, for two variances for change of occupancy from five- to six-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Lot size is 6,332 square feet. Three-story brick building. Appellant claims that structure is currently occupied as a six-family dwelling. There has been no proof of this submitted to the Authority. Plan submissions are inadequate for review. Area is predominantly three and four families. It is impossible to discuss the appropriateness of proposal without clear drawings. Also, appellant has not contacted abutters.

9/29/88

Hearing: 10/25/88

Z-11998
Leroy Shillingford
26 Fabyan Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling to homeless shelter.

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11998, Leroy Shillingford, 26 Fabyan Street, Dorchester, for conditional use and variance for change of occupancy from three-family dwelling to homeless shelter in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Establishment of a shelter for homeless people within a residential neighborhood must address the operation and service it intends to provide. Appellant must meet with the community, Authority, and City agencies to discuss this proposal.



Z-11998 26 FABYAN ST, DORCHESTER

Board of Appeal Referrals

9/29/88

Hearing: 10/18/88 Z-11999
John Spencer Jones
12 Landor Road
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family modular dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-11999, John Spencer Jones, 12 Landor Road, Dorchester, for five variances to erect three-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is not reflective of the development efforts occurring in the area. Site is appropriate for housing, however siting and design are important elements which need to be addressed by the appellant in a meeting with the Authority.



Z-11999 12 LANDOR RD., DORCHESTER

Hearing: 10/11/88 Z-12018
William R. Kelley, Jr.
48 East Springfield Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Lodging house converted for three or more families
is conditional use.

VOTED: In reference to petition Z-12018, William R. Kelley, Jr., 48 East Springfield Street, Boston, for conditional use for change of occupancy from lodging house to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Density Limitation Overlay District allows only one unit of less than 750 square feet for a building that size. Proposal would create three units less than the 750 square foot minimum. Authority would support conversion to three apartments as the building now includes one 735- and two 1470-square-foot units.



Z-12618 48 EAST SPRINGFIELD ST., BOSTON

Hearing: 10/18/88 Z-12021
William J. & Kathleen O'Keefe
790 V.F.W. Parkway
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Extend enclosed porch of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12021, William J. & Kathleen O'Keefe, 790 V.F.W. Parkway, West Roxbury, for variance to extend enclosed porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Small one-story addition on shallow lot.



Z-12021

790 V.F.W. PARKWAY

WEST ROXBURY

SAINT
JOSEPH
CEMETERY

Hearing: 10/25/88 Z-12068
Kevin Fitzgerald
71 Mosssdale Road
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12068, Kevin Fitzgerald, 71 Mosssdale Road, Jamaica Plain, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Well-designed unobtrusive family space addition. Adequate rear yard will remain.



Z-12068 71 MOSSDALE RD, JAMAICA PLAIN

Hearing: 10/25/88 Z-12079
George W. Wuschke
121 F Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12079, George W. Wuschke, 121 F Street, South Boston, for forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition in one-, two-, and three-family residential neighborhood.



Z-12079-APH 121 F ST., SOUTH BOSTON

Hearing: 10/25/88 Z-12101-12103
James McKernan
55,55R,57 Mt. Vernon Street
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling and two-car accessory garage.

Violation(s): Insufficient lot width, frontage, and side yard.

Accessory structure must be four feet from side lot line.

VOTED: In reference to petitions Z-12101-12103, James McKernan, 55, 55R, 57 Mt. Vernon Street, West Roxbury, for six variances to subdivide and erect one-family dwelling and two car accessory garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Proposal should be reviewed with community to address and review their concerns.

Hearing: 10/11/88 Z-12120-12122
Public Facilities Department
66 Milton Avenue, 44 Withington Street,
and 28 Mora Street, Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three three-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, front, rear yards.

Excessive building height.

VOTED: In reference to petitions Z-12120-12122, Public Facilities Department, 66 Milton Avenue, 44 Withington Street, and 28 Mora Street, Dorchester, for ten variances to erect three three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal is an ongoing part of Public Facilities Department Project 747 to develop housing on vacant lots throughout the City. Density and design are compatible with surrounding neighborhood.



Z-12120-22

28 MORA ST., DORCHESTER



Z-12120-22 66 MILTON AVE, DORCHESTER

Hearing: 10/4/88 Z-12144
Volunteers of America
27 Burroughs Street
Jamaica Plain

Site:

District(s): Single-family (S-.3)

Purpose: Erect 2½-story addition to lodging house.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-12144, Volunteers of America, 27 Burroughs Street, Jamaica Plain, for three variances to erect 2½-story addition to lodging house in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot size is 12,905 square feet. Proposal would increase occupancy from 9 to 14 lodgers. Proposed addition would occupy part of the rear yard at the site of an existing garage. This lodging house has been congregate housing for low-income elderly and disabled since 1974, and serves a community need by supplying shelter to an underserved population. Addition would make the shelter more wheelchair accessible. The appellant, the Volunteers of America, has a long successful track record for operating lodging homes of this nature. Appellant has met with abutters and community residents and has wide support. Present occupants have few cars so additional occupants are not expected to greatly increase need for off-street parking. However, the design calls for four additional spaces, which, judging from present usage, would be more than ample. Side yard violation is existing and not increased by addition.



Z-12144 27 BURROUGH ST, JAMAICA PLAIN

Hearing: 10/11/88 Z-12149
Mary Katherine Woerner
23 Alaska Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one-family dwelling to lodging house.

Violation(s): Lodging house is conditional use.

Insufficient lot area and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12149, Mary Katherine Woerner, 23 Alaska Street, Roxbury, for conditional use and two variances for change of occupancy from one-family dwelling to lodging house in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Property is located in the Sav Mor subdistrict of the Roxbury Interim Planning Overlay District. Proposed lodging house is compatible with surrounding multifamily dwellings. Appellant states she has support of Public Facilities Department, neighborhood groups, and abutters.



2-12149 23 ALASKA ST, ROXBURY

Hearing: 10/18/88 Z-12161-12162
Raymond J. Keaveney
1012 Hyde Park Avenue
Hyde Park

Site: One-story structure

District(s): Residential, two-family (R-.5) and Local business (L-.5)

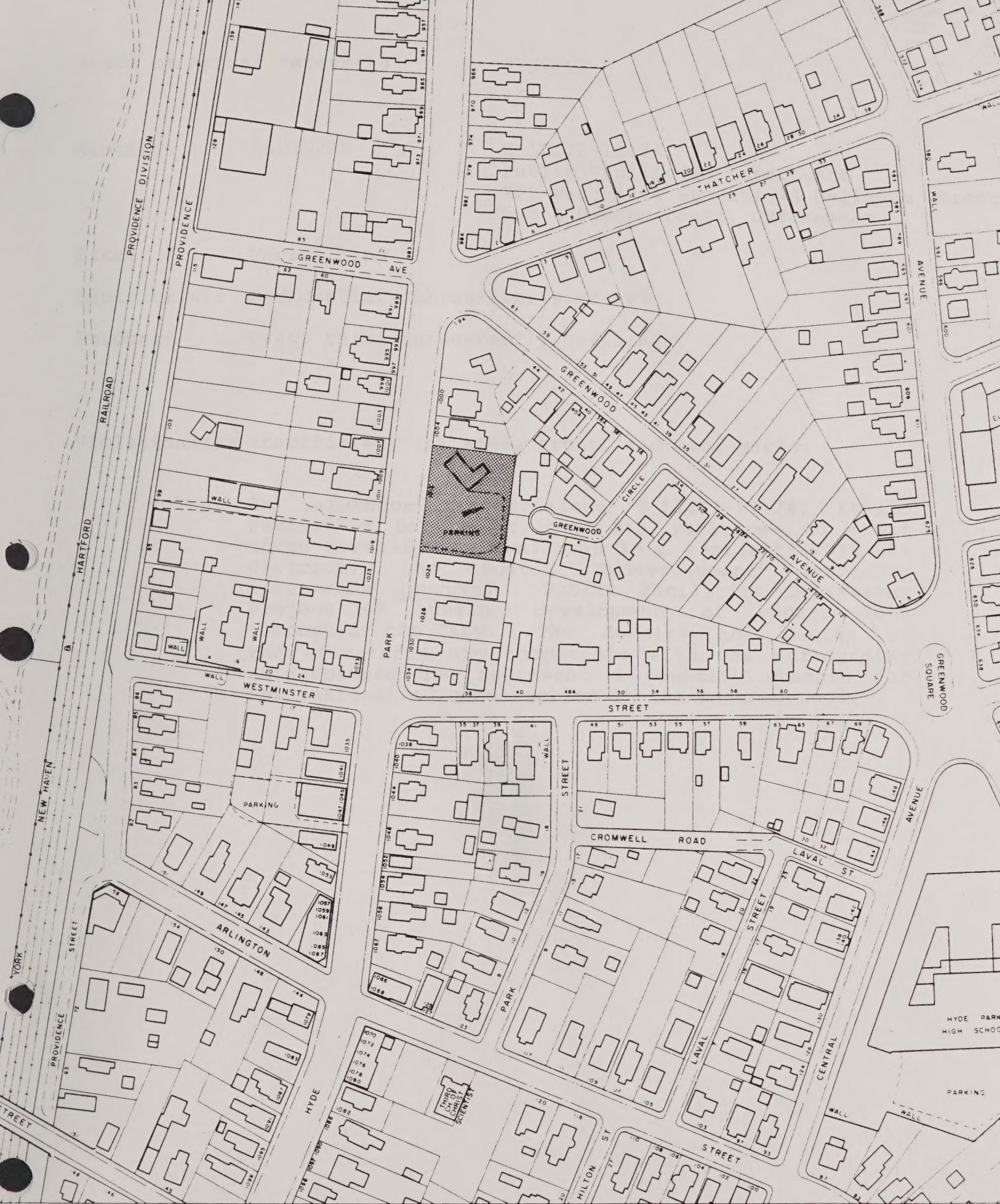
Purpose: Change occupancy from gas service station to same
and office; use premises for sale of used cars.

Violation(s): Sale of used cars is forbidden use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

Barrier free access.

VOTED: In reference to petitions Z-12161-12162, Raymond
J. Keaveney, 1012 Hyde Park Avenue, Hyde Park,
for two forbidden uses and two variances for change
of occupancy from gas service station to same and
office; use premises for same of used cars in a
residential (R-.5) and local business (L-.5)
districts, the Boston Redevelopment Authority
recommends denial. Site is inappropriate. Proposal
would set an unwanted, unwelcome precedent and
have detrimental affects on surrounding area.



Z-12161-62 1012 HYDE PARK AVE., HYDE PARK

Board of Appeal Referrals

9/29/88

Hearing: 10/25/88

Z-12172-12174

Public Facilities Department

222 Westville Street, 43 Bellevue Street,
and 4 Downer Court, Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three three-family dwellings.

Violation(s): Insufficient lot area, front, and side yards.

VOTED: In reference to petitions Z-12172-12174, Public Facilities Department, for six variances to erect three three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Public Facilities Department Project 747 housing development of vacant lots throughout the City. The density and design of the structures are compatible with the surrounding neighborhood and represent a positive example for new residential construction in the neighborhood.

Hearing: 1/10/89 Z-12212
Allston-Brighton Aid & Health Group, Inc
77 Warren Street
Brighton

Site: Brighton Marine Public Health Center - Building 9

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from general clinic and administrative offices to group residences for troubled adolescents aged 14 to 18.

Violation(s): Group residence is forbidden use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12212, Allston-Brighton Aid & Health Group, Inc., 77 Warren Street, Brighton, for forbidden use and variance for change of occupancy from clinic-administrative offices to group residence for troubled adolescents aged 14 to 18 in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that a community task force be established to meet on a regular basis with the children's center; that Allston-Brighton residents be given first priority for use of center; that group care residence occupancy terminate with current tenant; that substantial changes in client population should first be discussed with the community task force; that the Department of Mental Health make an in lieu of tax payment to the City. Planning and Zoning Advisory Committee voted approval with the above provisos.



Z-12101-03 55-55R-57 MT. VERNON ST., WEST ROXBURY

Board of Appeal Referrals

9/29/88

Hearing: 10/18/88 Z-12050-12066
Public Facilities Department
1-15 & 2-12 Beauford Street,
31-47 Dewey Street, 38-40 Woodcliff Street
Roxbury
Site: 72,461 Square feet of land
District(s): Apartment (H-1)
Purpose: Erect five one-family and twelve two-family dwellings.

Violation(s): Insufficient distance between buildings, off-street parking, front, rear yards, and corner lot setback.

Two dwellings on same lot.

VOTED: In reference to petitions Z-12050-12066, Public Facilities Department, 1-15 & 2-12 Beauford Street, 31-47 Dewey Street, 38-40 Woodcliff Street, Roxbury, for 45 variances to erect five one-family and twelve two-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Development which is under the ambit of the Public Facilities Department has been previously reviewed by the Authority.

